

III. PROJECT DESCRIPTION

The North Main Street Development (NMSD) Project is comprised of a number of individual projects including:

- *City of Milpitas Community Library Project.* This project would involve the construction of a new library, and involve the rehabilitation of a historic grammar school building. The library facility would total approximately 60,000 square feet.
- *The Mid-Peninsula Housing Coalition Senior Housing Project.* The Mid-Peninsula Housing Coalition (MPHC) is proposing to construct up to 110 units in a senior housing development. The existing historic DeVries Home would be relocated on-site and incorporated into this development.
- *Santa Clara County Health Center Project.* The County of Santa Clara would develop a 60,000 square foot health care facility. This facility would be a multi-story building, and provide a range of medical services.
- *Proposed Retail, Banquet and Meeting Space.* The project would include the development of approximately 25,000 square feet of retail space and approximately 25,000 square feet of banquet and meeting space incorporated into the parking structures.
- *Parking, Streetscape, and Circulation Improvements.* The City is planning to construct several parking, streetscape, and circulation improvements. Improvements that are evaluated in this EIR include two parking structures with up to 800 parking spaces and energy conservation and production facilities, the partial abandonment of Winsor Avenue and a portion of Weller Lane, and several streetscape improvements to North Main Street, Winsor Avenue and Carlo Street.

The discussion of the proposed project, including project site, project background, project objectives, project components, and uses of this EIR, follows.

A. PROJECT SITE

The location of the NMSD Project site and the area's existing site characteristics are described below. Figure III-1 shows a conceptual site plan for the NMSD Project site.

1. NMSD Project Site

The NMSD Project site is located in the Midtown area of the City of Milpitas in Santa Clara County, California. Figure I-1 in Chapter I, Introduction, shows the project location and regional vicinity map. The NMSD Project site is generally bound by Weller Lane to the north, the Union Pacific Transportation Railroad to the east, Carlo Street to the south, and includes the properties with frontage on North Main Street. North Main Street transects the project site in a north to south direction.

The NMSD Project site is generally comprised of three distinct areas. One area is located east of North Main Street. The eastern area is approximately 3.55 acres and contains approximately eight parcels, or parts of parcels. The other two areas are located west of North Main Street and are divided by the Calaveras Boulevard off-ramp. The area north of the Calaveras Boulevard off-ramp is made up of two City-owned parcels which total approximately 2.31 acres. The third area is a privately-owned parcel which is located south of the Calaveras Boulevard off-ramp and is approximately 1.01 acres.

2. Site Characteristics

The discussions of existing conditions on the NMSD Project site are divided into three sections: the area east of North Main Street; the area west of North Main Street; and public rights-of-way.

a. Projects Area East of North Main Street. There are several parcels that comprise the project site east of North Main Street. These include a 1.58-acre City-owned parcel, approximately 0.64 acres of private property located immediately south of the City-owned parcel, approximately 0.42 acres of private property located between Winsor Avenue and the Union Pacific Railroad corridor, approximately 0.71 acres of the Winsor Avenue right-of-way, and approximately 0.20 acres of the Weller Lane Avenue right-of-way.

The City-owned parcel currently contains the historic Milpitas Grammar School building, a City corporation yard and storage area, and a parking lot. The Milpitas Grammar School is a neo-classical building that was constructed in 1916 and is currently vacant. This structure is listed on the National Register of Historic Places and is also



Photo 1: Milpitas Grammar School Building

located on the Local Register of Cultural Resources in Milpitas. The area south of the Milpitas Grammar School building is used as a corporation yard and storage area for the City of Milpitas. The area north of the Milpitas Grammar School building contains an asphalt parking lot.



Photo 2: Winsor Blacksmith Shop

The three private properties located immediately south of the grammar school property are developed with an old blacksmith building, a tow yard, and a single-family residence. The blacksmith shop is located along North Main Street, while the tow yard is located to the east along Winsor Avenue. The single-family residence is located along North Main Street, south of the blacksmith shop. The blacksmith

Figure III-1: Preliminary Conceptual Site Plan

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Back of Figure III-1

building, known as the Winsor Blacksmith Shop, was built in the 1920s by Tom and George Winsor. The building is listed on the Local Register of Cultural Resources in Milpitas.

The private properties that are located between Winsor Avenue and the Union Pacific Railroad corridor are developed with storage yards, a towing business, and a transmission repair shop. This narrow strip of property consists of two whole parcels and portions of two other parcels.

The Milpitas General Plan and the Milpitas Midtown Specific Plan designate the project site east of North Main Street as Mixed Use with a Transit Oriented Development Overlay Zone. The Zoning designation is Mixed Use with a Transit Oriented Development Overlay Zone.

b. Projects Area West of North Main Street. There are three parcels within the project site to the west of North Main Street. Two of these are City owned parcels located on North Main Street, south of the North Main Street/Weller Avenue intersection and north of the North Main Street/Calaveras Boulevard off-ramp intersection. The northern parcel of these City owned parcels is 1.15 acres and is the site of the historic DeVries Home, which is on the Local Register of Cultural Resources. Buildings on this site include the DeVries Home and associated minor structures. The southern City owned property is 1.16 acres and is currently vacant.



Photo 3: DeVries Home

A privately-owned parcel is located south of the Calaveras Boulevard off-ramp/North Main Street intersection. This parcel is 1.01 acres and is currently vacant.

The Milpitas General Plan and the Milpitas Midtown Specific Plan designate the project site west of North Main Street as Mixed Use with a Transit Oriented Development Overlay Zone. The Zoning designation is Mixed Use with a Transit Oriented Development Overlay Zone.

c. Public Rights-of-Way. The NMSD Project site includes the following public rights-of-way:

- North Main Street from Weller Lane to Carlo Street;
- Calaveras Boulevard on/off ramps;
- Weller Lane east of North Main Street; and
- Winsor Avenue.

B. PROJECT BACKGROUND

This section provides background on each component of the project, as well as a discussion of planning documents that are relevant to the project site.

1. Milpitas Community Library

In 1995, the cities of Milpitas, Campbell, Cupertino, Gilroy, Los Altos Hills, Monte Sereno, Morgan Hill, Saratoga, and County of Santa Clara formed a Joint Powers Authority to provide library services to their residents. The Library Joint Powers Authority, with the County Librarian serving as Executive Director, provides funding, library services, and staff to nine branch libraries located throughout Santa Clara County.

The Milpitas Community Library is a local branch of the Santa Clara County Library system. The Milpitas Community Library serves over 600,000 visitors per year and has an average monthly circulation of over 116,000 items.

The Milpitas Community Library is currently located within a City-owned building at 40 North Milpitas Boulevard. According to the City of Milpitas Library Needs Assessment Report, the library has outgrown the existing building. The building was originally designed to hold a collection of 100,000 items. Today, the library holds 212,066 items. To hold the additional items, the library added additional rows of shelves and narrowed walkways and aisles. As a result, the library has become difficult to navigate and is generally crowded during times of peak use. The library also has limited space for computers, instructional training, offices, study areas, and sitting areas. To respond to these constraints, the City of Milpitas is proposing to construct a new library facility. The Milpitas Senior Center, which is currently located at the Cracolici Building at 540 South Abel Street would relocate to the existing library once the library relocates.

2. Senior Housing Project

The MPHSC Senior Housing Project is proposing to provide affordable housing opportunities for seniors within the City of Milpitas. The project is being funded, in part, by KB Homes. This proposed community would provide housing for very low-income and extremely low-income (as defined by the Department of Housing and Urban Development) seniors and would incorporate appropriate amenities and recreational facilities. Structured parking for residents and guests is planned. Proposed rents would be affordable to seniors earning between 25 percent and 40 percent of Area Median Income. On-site management would be provided by Mid-Peninsula Housing Management Corporation and social services to residents would be provided by Mid-Peninsula Housing Services Corporation. Additional proposed permanent sources of funding for the project are a first mortgage, a residual receipts loan from the Federal Home Loan Bank Affordable Housing Loan Program, and equity generated from the sale of tax credits.

3. Santa Clara County Valley Health Center Project

A comprehensive assessment of patients currently seen by County primary-care physicians and forecasts of future demand based on population growth and other demographic factors identified the Milpitas area as a region without any County medical services and with significant future medical needs. Residents of the Milpitas area currently travel outside the City for County medical-care providers. This new facility would provide more accessible, convenient services in the community within which the patients reside.

The Santa Clara County Valley Health Center (VHC) at Milpitas would provide comprehensive primary-care services to the residents of the Milpitas areas, with an emphasis on maternal and child

health services. The clientele would be predominantly HMO and Santa Clara County Valley Health Plan sponsored patients.

4. Parking, Streetscape and Circulation Improvements

The City of Milpitas has determined that structured parking would be the most efficient use of land to meet future parking demand of the library and the VHC. Streetscape and circulation improvements are proposed to create an attractive, pedestrian friendly, vibrant anchor for the Midtown “downtown” to serve the community. The energy conservation and production facilities would include several components intended to conserve energy, reduce operating expenses, and increase reliability, security and efficiency.

5. Relevant Planning Documents

The following documents relevant to this project and the planning efforts within the project area are briefly described below for background purposes. A more detailed description of relevant plans and policies is included in Chapter IV.A, Land Use and Planning. Documents discussed below include both planning documents and environmental documents.

a. City of Milpitas General Plan. The City adopted the General Plan in 1994. The General Plan was subsequently amended in 2002 and provides a comprehensive, long-term guide for the physical development of the City of Milpitas. This document provides a basis for the City’s regulations, policies and programs that relate to issues addressed in the Plan. The General Plan includes area within the city limits and within the Milpitas sphere of influence.

The Milpitas General Plan designates the project site as Mixed-Use with a Transit Oriented Development (TOD) Overlay Zone, consistent with the Midtown Specific Plan (see below). The Mixed-Use designation allows for commercial offices, retail and services, high density residential and public and quasi-public uses. The TOD Zones are located near transit stations, and are applicable to land generally located within a 2,000-foot walking distance from a Light Rail Station or future BART station. Development within a TOD overlay zone is subject to special requirements regarding development density, parking, mix of uses, and transit supportive design features.

b. Milpitas Midtown Specific Plan and EIR. The NMSD Project site is part of the Milpitas Midtown Specific Plan area. The City certified the Midtown Specific Plan EIR and adopted the Specific Plan in March 2002. The Midtown Area represents the historic commercial and industrial core of Milpitas. The Midtown Specific Plan provides a vision for approximately 1,000 acres of land. The Specific Plan is intended to guide development for the next 20 years and to establish the nature, character and location of activities and development. The plan provides policies and guidelines, as well as identifies improvements to streetscapes, infrastructure, and public open spaces.

The Midtown Specific Plan includes the following elements: Land Use, Circulation, Community Design, Utilities and Public Services, and Implementation. The Milpitas Midtown Specific Plan designates the project site as Mixed Use with a Transit Oriented Development Overlay Zone.

The Milpitas Midtown Specific Plan EIR provides an environmental assessment of the proposed Midtown Milpitas Specific Plan. The EIR identifies environmental impacts associated with the implementation of the proposed plan, and recommends mitigation measures, where appropriate, to

reduce the potential impacts of the Specific Plan. All adopted mitigation measures would apply to the project, as appropriate.

c. Capital Improvements Program. The Capital Improvement Program, 2004-2009, is a comprehensive five year plan of improvement projects for the City of Milpitas. The improvements generally have to do with construction, improvements, or repairs to City infrastructure and facilities. Several projects discussed in this EIR are identified in the Capital Improvements Program.

d. Local Register of Cultural Resources. This register identifies sites of historic and cultural value within in the City of Milpitas. There are several properties on this register located within the project site. Please refer to Section IV.H, Cultural and Paleontological Resources of this EIR for a discussion of cultural resources and potential cultural resource impacts

C. PROJECT OBJECTIVES

The objectives of the **NMSD Project** are as follows:

- Develop underutilized parcels within the project site to provide additional services for residents of Milpitas and Santa Clara County.
- Improve local circulation and encourage pedestrian activity.
- Further implementation of the Midtown Specific Plan and General Plan.
- Aggregation of uses to provide a concentration of land use that would serve as a catalyst for further development in the area.

Specific objectives related to the **library** include:

- Develop updated library space to serve library patrons.
- Provide 60,000 square feet of library floor space.
- Maintain the historic integrity of the Milpitas Grammar School.

Specific objectives related to the **senior housing** include:

- Provide affordable housing opportunities for seniors within the City of Milpitas.

Specific objectives related to the **health center** include:

- Provide convenient access to health facilities.

Specific objectives related to the proposed **retail, banquet, and meeting space** include:

- Provide retail and meeting space opportunities within the project site.

Specific objectives related to **parking, streetscape, and circulation improvements** include:

- Improve circulation within the project site.
- Provide structured parking for up to 800 automobiles that can be used by multiple facilities in the adjacent area.

- Improve pedestrian and vehicle circulation and access.
- Provide energy generator/backup power to certain project facilities.

D. PROPOSED PROJECTS

As discussed above, the NMSD Project includes a number of individual projects. Table III-1 provides a description of each of the project components. A written description of each component is also provided.

1. City of Milpitas Community Library Project

This section describes the library component and the phasing of construction for the library.

a. Project Concept. This component of the NMSD Project would result in the construction of a new library facility at 160 North Main Street at Weller Lane. The library would have approximately 60,000 square-feet of floor space, and would hold up to 270,000 library items.

Approximately 46,800 square feet of the library would be assigned to specific library divisions. Library divisions include: adult new reader book collection; browsing collection; children's section; fiction collection; international language collection; local history collection; media library; non-fiction collection; periodical collection; reference services; young adult collection; administration; circulation services; general building services; staff support services; computer center; library entrance; and public multipurpose rooms.

Approximately 13,200 square feet of the library would be general use space or areas for pedestrian circulation.

Approximately 16,000 square feet of the proposed library facility would consist of the existing Milpitas Grammar School building. The City proposes to rehabilitate the building in accordance with the *Secretary of Interior's Standards for Rehabilitation and Illustrated Guidelines for Applying the Standards*.¹ These standards will be utilized to ensure that construction activities maintain, preserve, and highlight the integrity of the historic Milpitas Grammar School building.

The project proposes to use the historic building's courtyard as a reading area with periodicals. The courtyard would be enclosed with a glass roof. The former classroom, auditorium, and office spaces within the building would be used as study spaces, training rooms, and multipurpose rooms for a number of different uses. The rear classrooms would be modified for better access and circulation. The historic core of the building would also be designed to be closed off from the new library wings to accommodate special events during after-hours.

The remainder of the facility would consist of new buildings additions that would be connected to the Milpitas Grammar School building. These buildings would be two stories tall and would provide up to 44,000 square feet of additional floor space. The new buildings would be designed in compliance

¹ Standards are available for review at the City of Milpitas.

Table III-1: North Main Street Development Project Components

Project Component	Existing Use and APN	Total Square Footage	Floor Area Square Footage	Number of Stories	Maximum Height (Feet)	Hours of Operation
Library Complex	Historic Grammar School 28-24-019	60,000	Old Building: 16,000	1	30	16/7
			New Building: 44,000	2	40	12/7
Senior Housing Complex	DeVries House 22-08-041	New Building 106,700	Units: 105,000 Lobby: 1,700 Parking: 19,300	4	60	24/7
		DeVries 5,600	5,600	2	25	24/7
County Health Facility <i>20,000 sq. ft. footprint</i>	Vacant Parcel 22-08-042	60,000		3	60	12/6
Proposed Retail, Banquet and Meeting Space in Parking Structures		60,000	Retail Space: approx. 25,000 Banquet and Meeting Space: approx. 25,000	N/A	N/A	16/7
Eastern Parking Structure adjacent to Library <i>60,000 sq. ft. footprint</i>	Winsor Property; Milpitas Trans./ Jerry's autobody; blacksmith shop , bungalow 28-24-014, -015, -016, -020, -026, 28-24-025	180,000	Parking: 167,500 (325 parking spaces)	3	35	16/7
Western Parking Structure adjacent to Calaveras Boulevard	Vacant parcel next to Calaveras 22-08-003	200,000	163,000 (475 parking spaces)	6	90	16/7

Source: City of Milpitas, 2004.

with the “New Additions” section of the “Secretary of Interior’s Standards for Rehabilitation and Illustrated Guidelines for Applying the Standards,” as further addressed in Chapter IV.H, Cultural Resources.

b. Landscaping and Other Site Improvements. Palm trees, or other decorative landscape elements, would be placed at the library entrance to provide a formal frame for the building. Other site improvements would include the undergrounding of utility lines, widening of sidewalks, planting of street trees, and the installation of benches, drinking fountains, bike racks, and trash receptacles. A plaza may be created at the corner of Weller Lane and North Main Street.

c. Phasing. The proposed library project would include the following phases:

(1) **Property Acquisition.** This phase of the project would involve the acquisition of the private properties located to the east of Winsor Avenue and possibly the properties to the south of the grammar school property.

(2) **Hazardous Material Remediation.** The proposed library site contains hazardous material conditions that would need to be remediated prior to project construction. Remediation efforts would include the removal of mold, lead-based paint, and asbestos containing construction materials

from the Milpitas Grammar School Building and from other buildings on the site that are proposed for demolition and removal. Contaminated soils would also be remediated from the site. Equipment, machines, containers, vehicles, and vehicle parts that are stored on the site would also be relocated to new locations. All of the equipment that is stored within the City of Milpitas corporation yard on the site is proposed to be relocated to the Milpitas Main Sewer Pump Station Property located on McCarthy Boulevard.

(3) Demolition and Site Preparation. This phase would involve the demolition of site facilities and buildings, including the existing parking lot north of the library site and the corporation/storage yard south of the library. Grading and excavation activities would also be required to prepare the site for construction.

(4) Construction. The construction of the project would involve the rehabilitation of the existing Milpitas Grammar School Building and the construction of new library building additions. The construction and installation of new access driveways, walking paths, utilities, and landscaping improvements on the library site would also occur. Construction would be coordinated with the construction of the adjacent garage and cogeneration energy facility as described below.

2. Mid-Peninsula Housing Coalition Senior Housing Project

A description of the senior housing project and construction phasing is provided below.

a. Project Concept. The MPHC Senior Housing Project would be located near the southwest corner of North Main Street and Weller Lane, immediately south of the existing church. The project would front on North Main Street and occupy portions of the two assessor parcels located north of the Calaveras Boulevard off-ramp.

The senior housing component would include up to 110 senior housing units, approximately 19,300 square feet of parking square footage, a manager's apartment, community rooms and office space. The senior housing project would include a three- to four-story building that is approximately 106,700 square feet.

The proposed location of the senior housing complex is currently occupied by the DeVries Home and other minor buildings on the property. As part of the project, the DeVries Home would be rehabilitated and relocated on-site. Other buildings on-site would be demolished.

b. Landscaping and Other Site Improvements. MPHC plans two landscaped courtyards, one on the ground level and one on the second level. There is potential for some landscaping along the access driveway and along the sidewalk as part of required street improvements.

c. Project Phasing. The project would be completed in one phase, with a duration of approximately 16 months. Completion of this component is timed to coincide with that of the library, for Winter 2007/2008.

(1) Property Acquisition. The property is currently owned by the Milpitas Redevelopment Agency. MPHC may acquire the property as part of the project.

(2) **Demolition and Site Preparation.** The DeVries Home, and associated minor structures, are currently located on the project site. As part of the project, the DeVries Home would be relocated on-site; the associated structures would be demolished. The site is relatively level, and would require minimal grading. Some trees would need to be removed to accommodate construction.

(3) **Construction.** The project would be completed in one phase, with a duration of approximately 16 months. Completion of this component is timed to coincide with that of the library, for Winter 2007/2008.

3. Santa Clara County Valley Health Center Project

A description of the health center and a description of project phasing is provided below.

a. **Project Concept.** The Santa Clara County VHC Project would be located northwest of the North Main Street/Calaveras Boulevard (Highway 237) Off Ramp. This project would front on North Main Street.

The VHC would be approximately 60,000 square feet on a 20,000-square-foot building footprint, and would be located immediately south of the senior housing complex. The structure would be three stories (60 feet) with roof-mounted equipment that would be screened. Exterior cladding of the building would likely be high performance glazing with pre-cast concrete panels. The structural system would be steel moment frame. Structured parking would be provided in the adjacent area (see separate description below). A garden/landscape is proposed on the north side of the building to help soften the transition from the health center to the housing project.

The VHC would provide comprehensive primary-care services with an emphasis on maternal and child health services. Physicians based at the clinic would provide services in internal medicine (including care of seniors), obstetrics and gynecology, pediatrics, ophthalmology/optometry, podiatry and dentistry. An immunization clinic and WIC (Women's, Infant's, and Children's Supplemental Nutrition Program) office also would be included. Support services would include a pharmacy, radiology, clinical laboratory, medical records, and administration. A large meeting room would be included in the project design. At capacity, the County estimates that approximately 100 physicians and staff would be employed in the facility. Patient visits would be approximately 100,000 per year.

b. **Landscaping and Other Site Improvements.** Decorative landscaping would be installed around the building. Major site improvements include a long driveway with a turnaround and service facilities at the end of the building.

c. Project Phasing.

(1) **Property Acquisition.** The property is currently owned by the Milpitas Redevelopment Agency. The County of Santa Clara would acquire the site prior to construction.

(2) **Demolition and Site Preparation.** No demolition would be required as there are no structures on-site. The project site is relatively flat, so little grading would be required.

(3) **Construction.** Construction is anticipated to start in the Fall of 2006 and finish in late 2008.

4. Retail, Banquet and Meeting Space

To create a street presence along North Main Street, retail space would be constructed on the ground floor of each parking structure. A total of approximately 25,000 square feet of retail space would be provided within the structures. To reduce the shortage of banquet and meeting space within the City, up to 25,000 square feet of community meeting space would be created at the top of the parking structure located on the west side of North Main Street.

a. Phasing. The proposed retail building development would include the following phases:

(1) Property Acquisition. The City would need to acquire the several privately-owned parcels throughout the project site.

(2) Construction. The parking structures may be phased for construction first so as to provide parking for construction activities throughout the project site.

5. Parking, Streetscape and Circulation Improvements

A description of the parking, streetscape, and circulation improvements, as well as the phasing of these components, is described below.

a. Project Description. This section describes the parking, streetscape, and circulation improvements of the proposed Project.

(1) Parking. Two parking structures and various surface parking improvements are proposed as part of the NMSD Project. One structure will be adjacent to the library and the other south of the VHC. A description of each is provided below.

A three-level parking garage is proposed immediately adjacent to the library and would have a total of 180,000 square feet and include 325 parking spaces. Special features of the Eastern Parking Garage may include: a storefront along North Main Street suitable for retail; 2 to 3 decorative vehicle entries; several pedestrian entries, including direct entry into the new library; elevators; and an innovative energy efficient design, including energy generation. The Eastern Parking Garage design would be coordinated with the new Library and Main Street improvements to maximize the overall appearance and provide excellent circulation and service to the community, as further discussed in the transportation, aesthetics, and cultural sections.

A second parking garage would be approximately 200,000 square feet and would accommodate approximately 475 parking spaces and would be up to six stories tall. The top of the Western Parking Garage would have decorative features that serve as a distinctive architectural statement and landmark for the Midtown area.

The parking garages may become part of a new parking district that could include other surface and structured parking in and beyond the area. The design may include automated gates for access control, security systems, including video recording, and linkages to the library or other building for power, telecommunications and monitoring.

(2) **Streetscape.** Several streetscape improvements are proposed as part of the NMSD Project. Streetscape improvements include the installation of sidewalks, benches, bike racks, bus shelters, banner poles, ten foot wide book and patron drop off lane, public art, and other amenities.

b. Project Phasing.

(1) **Property Acquisition.** The City would need to acquire the several privately-owned parcels throughout the project site.

(2) **Demolition and Site Preparation.** One of the parking structures would be located adjacent to the library to provide the best pedestrian access and safety, and support good vehicular circulation, ingress and egress. This location, as planned, requires the removal of the existing Blacksmith Shop. Depending upon design constraints, the front façade of the building could be salvaged. Additionally, lumber from the building could be used as decorative cladding in and around the retail space or interpretive display. The utility and warehouse buildings along Winsor Avenue would be demolished.

The Western Parking Garage would be constructed on a lot which is currently vacant. This parcel contains vegetation and a small hill, and would require clearing and grading.

(3) **Construction.** The parking structures may be phased for construction first so as to provide parking for construction activities throughout the project site.

5. Infrastructure and Utilities

Utility services are currently provided to buildings within the project site. Below is a discussion of the services that would be provided. City of Milpitas utility main lines would be relocated within North Main Street to accommodate the new streetscape design.

a. Water Service. The City of Milpitas receives potable water from the San Francisco Water Department and from the Santa Clara Valley Water District. Existing connections to water lines would be expanded if necessary.

b. Wastewater. Wastewater generated on-site would be conveyed to the San Jose/Santa Clara Pollution Control Plant through a system of sanitary sewer lines, sewer pump stations, and sewer mains that are operated and maintained by the City of Milpitas. New connections would be provided to areas not currently served, and existing connection would be expanded if necessary.

c. Stormwater. The City of Milpitas collects and disposes of stormwater via a storm drainage network consisting of catch basins, conveyance piping, pumping stations, and outfalls to local creeks. New on-site drainage facilities would be proposed as part of the project.

d. Other Utilities. Other utilities that would be provided to the project site include telephone service, gas and electrical service, and cable service.

6. Energy Conservation

The City is also proposing to construct energy conservation and production facilities within the Eastern Parking Garage. The facilities would include several components intended to conserve energy, reduce operating expenses, and increase reliability, security and efficiency. These components would include centralized facilities that may be housed in their own structure or within one or more of the new buildings, particularly parking structures. Smaller components would be distributed throughout several facilities to convert energy and data into useful forms to serve the building's operation and service to the community. These larger facilities would include back-up power generators and storage batteries, cogeneration facilities, photovoltaic, and other related technology that will provide reliable sources of power that can serve critical facilities regardless of the availability of commercial line power. The systems would provide power, steam, hot water, chilled water, and data control, all with appropriate conductors, conduits and appurtenances for delivery of generated or stored energy to various users. Line power would also be used as necessary and available. At minimum elevators, emergency lighting, ventilation, computer, security, alarm, and other critical systems would be kept operating in the case of power interruption.

E. USES OF THIS EIR

A number of permits and approvals would be required before the development of the project could proceed. As lead agency for the proposed project, the City of Milpitas would be responsible for the majority of approvals required for development. The County of Santa Clara would be a responsible agency. Other agencies also may have some authority related to the project and its approvals. A list of required permits and approvals that may be required by the City and other agencies is provided in Table III-2.

Table III-2: Required Permits and Approvals

Lead Agency	Permit/Approval
City of Milpitas	<ul style="list-style-type: none">• Development Plan and Architectural Review• Building permits for the library, senior housing, parking structures and retail space• Site and architectural review• Use permit for deviation from Development Standards• Density bonus for Senior Housing Project• Approval of wastewater hookups
Responsible Agencies	
County of Santa Clara	<ul style="list-style-type: none">• Approval of health center• Building permits for the health center
Milpitas Redevelopment Agency	<ul style="list-style-type: none">• Disposition and Development Agreements
Other Agencies	
Union Pacific Railroad	<ul style="list-style-type: none">• Permit, as necessary, for work within an area of influence and maintenance and access
California Regional Water Quality Control Board (RWQCB)	<ul style="list-style-type: none">• National Pollutant Discharge Elimination System (NPDES) permit for stormwater discharge

Source: City of Milpitas, 2004.

